

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 NE/S Happy Hollow Road, 536' NW * DEPUTY ZONING COMMISSIONER
 of the c/l of Hillside Court * OF BALTIMORE COUNTY
 (12334 Happy Hollow Road) * Case No. 96-256-A
 8th Election District *
 3rd Councilmanic District *
 Raleigh Brent, et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 12334 Happy Hollow Road, located in the vicinity of Padonia Road in Cockeysville. The Petition was filed by the owners of the property, Raleigh and Gillian Brent. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing accessory structures to be located in the front and side yards in lieu of the required rear yard and to permit an existing barn with a height of 21 feet, more or less, in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

ORDER RECEIVED FOR FILING
 Date 2/2/96
 By [Signature]

MICROFILM

al welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of February, 1996 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing accessory structures to be located in the front and side yards in lieu of the required rear yard and to permit an existing barn with a height of 21 feet, more or less, in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that a thirty (30) day appeal period runs from the date of this Order. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOPROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 2/2/96
By [Signature]

[Faint handwritten notes]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 12, 1996

Mr. & Mrs. Raleigh Brent
110 Edgevale Road
Baltimore, Maryland 21210

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Happy Hollow Road, 536' NW of the c/l of Hillside Court
(12334 Happy Hollow Road)
8th Election District - 3rd Councilmanic District
Raleigh Brent, et ux - Petitioners
Case No. 96-256-A

Dear Mr. & Mrs. Brent:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

~~File~~

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 110 Edgevale Road
address

Baltimore MD 21210
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The property known as 12334 Happy Hollow Road used
to be part of a farm. The existing outbuildings have
existed on the property since it was a farm. I have owned
the property for a long period of time and find that it
would take a sum of money beyond my means to have these
outbuildings removed.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raleigh Brent
(signature)
Raleigh Brent
(type or print name)



Gillian M. Brent
(signature)
Gillian M. Brent
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of January, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raleigh Brent & Gillian M. Brent, his wife

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/10/96
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/14/96

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

96-256-A

for the property located at 12334 Happy Hollow Road

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3; BCZR, TO PERMIT ^{EXISTING} ACCESSORY STRUCTURES LOCATED IN THE FRONT & SIDE YARDS IN LIEU OF THE REAR AND TO PERMIT A BARN (BARN #2 ON PLAN) WITH A HEIGHT OF 21' IN LIEU OF THE REQUIRED 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The existing outbuildings have existed on the property since it was a farm. I have owned the property for a long period of time and find that it would take a sum of money beyond my means to have these outbuildings removed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Raleigh Brent

(Type or Print Name)

Signature

Raleigh Brent

Signature

Address

Gillian M. Brent

(Type or Print Name)

City State Zipcode

Gillian M. Brent

Signature

Attorney for Petitioner:

110 Edgevale Rd. 323-3821

Address Phone No.

(Type or Print Name)

Baltimore MD 21210

City State Zipcode

Signature

Name, Address and phone number of representative to be contacted.

Address Phone No.

Michael R. Alderman

Name
11835 Sherbourne Rd. 21093

Address

City State Zipcode

CATHERVILLE, MD 252-0855

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE: 1-11-96
ESTIMATED POSTING DATE: 1-21-96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 268

ZONING DESCRIPTION
BRENT PROPERTY

96-256-A

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast side of a 33-foot private right-of-way, said point being North 75 degrees West 286 feet from the centerline intersection of said 33-foot right-of-way and Happy Hollow road, 50 feet wide; thence

1. South 88 degrees 33 minutes 25 seconds East 79.27 feet; thence
2. South 24 degrees 08 minutes 06 seconds West 681.26 feet; thence
3. North 71 degrees 27 minutes 57 seconds West 598.65 feet; thence
4. North 18 degrees 32 minutes 08 seconds East 854.76 feet; thence
5. South 71 degrees 27 minutes 54 seconds East 599.16 feet to the point of beginning.

CONTAINING 9.501 acres of land, more or less.



1-10-96

268

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

96-256-A

District: 2A Date of Posting: 1/19/96

Posted for: Variance

Petitioner: Raleigh & Gillen Brent

Location of property: 12334 Happy Hollow Rd.

Location of Sign: Facing road way on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 1/22/96
Signature

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

268

No. 093055

96-256-A

DATE: 1-11-96 ACCOUNT: Pool-6150

AMOUNT \$ 85.00

RECEIVED FROM: RALEIGH BRENT 12334 Happy Hollow Rd.

FOR: Admin. V. (010) 50.00
POSTING (090) 35.00

[Signature] 85.00

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

[Signature]



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 268 Petitioner: RALEIGH BRENT

Location: 12334 Happy Hollow Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL R. ALDERMAN

ADDRESS: 11835 SHERBOURNE ROAD

TIMONIUM, MARYLAND 21093

PHONE NUMBER: 252-7992



Printed with Soybean Ink
 on Recycled Paper

✓ O

Arnold Jablon
 Director

cc: Raleigh and Gillian Brent

[Handwritten signature]



Printed with Soybean Ink
 on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 19, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-256-A (Item 268)
12334 Happy Hollow Road
NE/S Happy Hollow Road, 536'+/- N of c/l Hillside Court
8th Election District - 3rd Councilmanic
Legal Owner: Raleigh Brent and Gillian M. Brent

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 21, 1996. The closing date (February 5, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Raleigh and Gillian Brent

RECORDED





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 29, 1996

Raleigh Brent
Gillian M. Brent
110 Edgevale Road
Baltimore, MD 21210

RE: Item No.: 268
Case No.: 96-256-A
Petitioner: R. Brent, et al

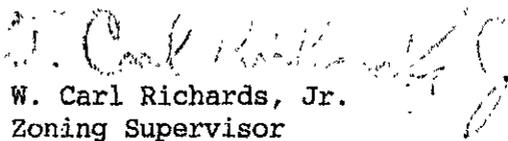
Dear Mr. Brent:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 11, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
January 25, 1996

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #268 - Brent Property
12334 Happy Hollow Road
Zoning Advisory Committee Meeting of January 22, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

As per perc approval letter dated 10/27/95, a well must be drilled on Lot 3 to replace the spring supply for the existing house prior to subdivision approval.

✓
JLP:SF:sp

BRENT/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: January 25, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 268

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Keller

PK/JL



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 268 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/25/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 22, 1996.

Item No.: SEE BELOW

Zoning Agenda:

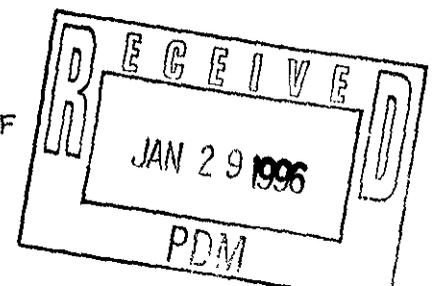
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 266, 267, 268 AND 269.]

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Jan. 26, 1996
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for January 29, 1996
Items 266, 267 and 268 *u*

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Robert W. Bowling

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 11, 1996

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #268
12334 Happy Hollow Road

Applicant will submit pictures within 5 days of 1/11/96.

Applicant to submit aerial.

This variance is for "Brent Property", a minor subdivision.

JCM:scj

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Plat to accompany Petition for Zoning Variance Special Hearing

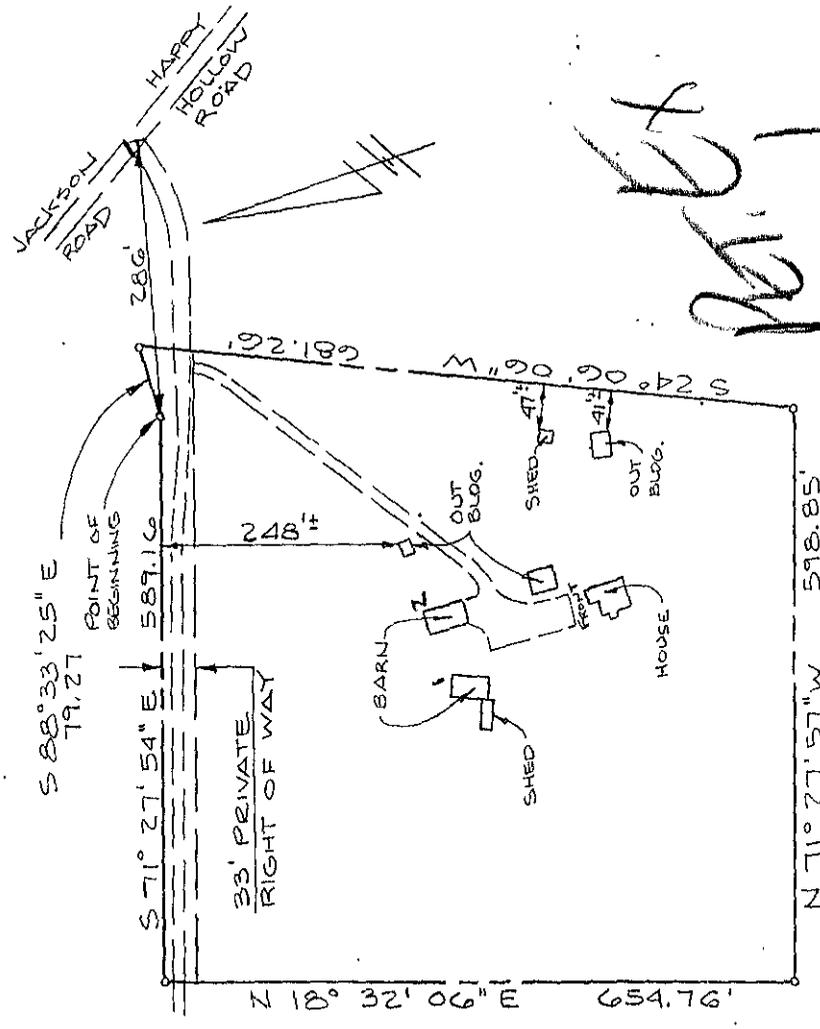
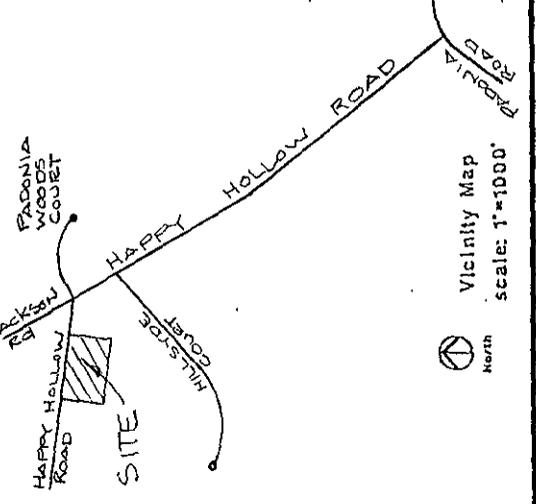
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 12334 HAPPY HOLLOW ROAD

Subdivision name: BRENT PROPERTY
 plat book# , folio# , lot# , section#

OWNER: RALEIGH & GILLIAN BRENT

96-256-A



Pat. Et

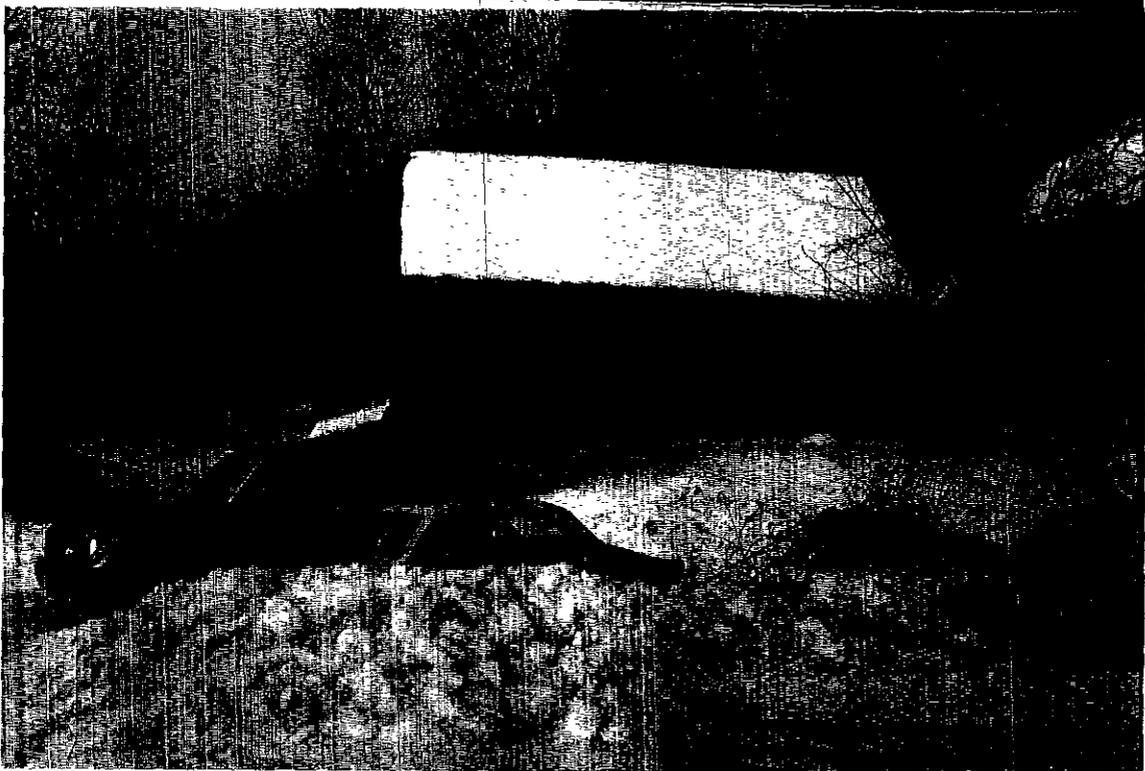
LOCATION INFORMATION
 Election District: 8th
 Councilmanic District: 3RD
 1"=200' scale map#: NW 16-0
 Zoning: RC-5
 Lot size: 9.5 acreage 413820 square feet
 Sewer: public private
 Water: public private
 Chesapeake Bay Critical Area: yes no
 Prior Zoning Hearings:

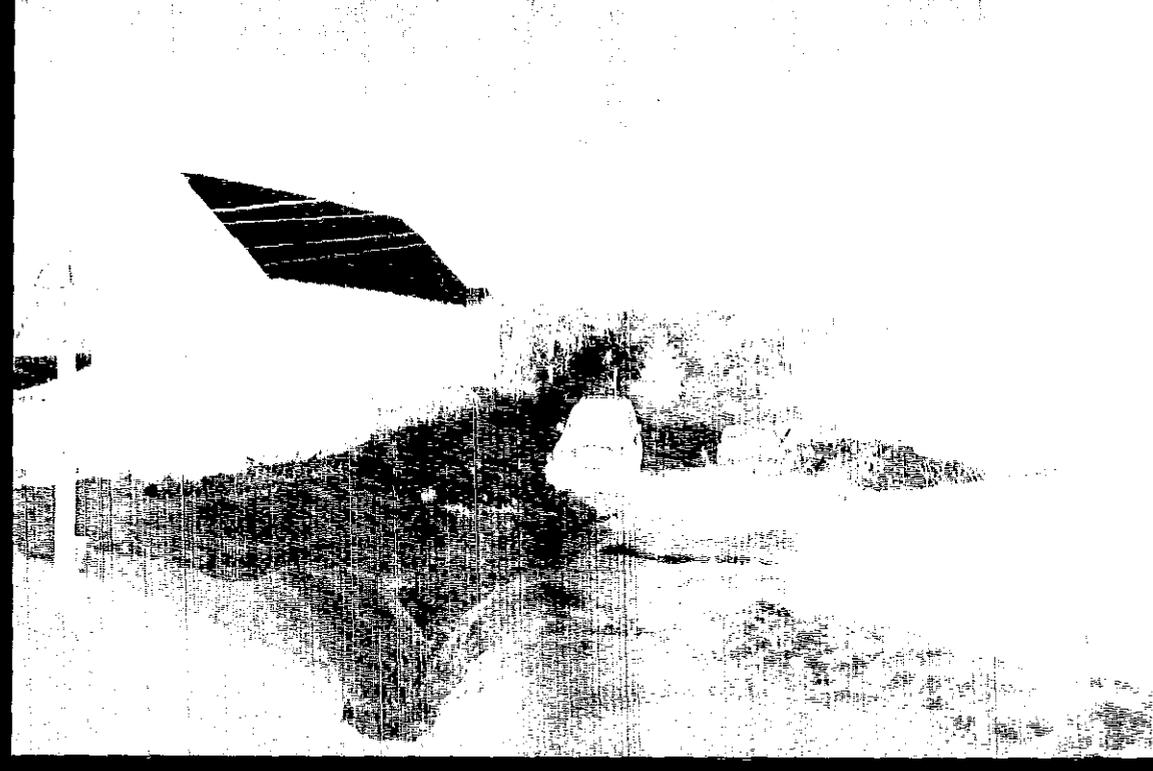
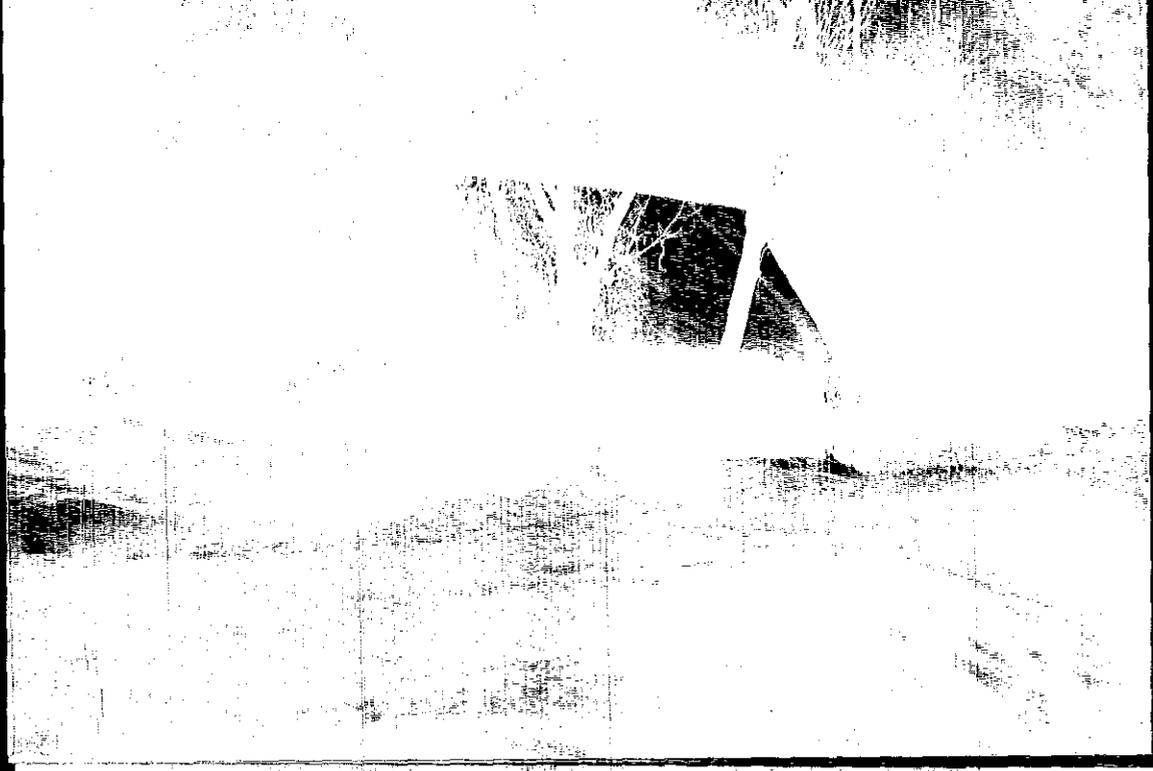
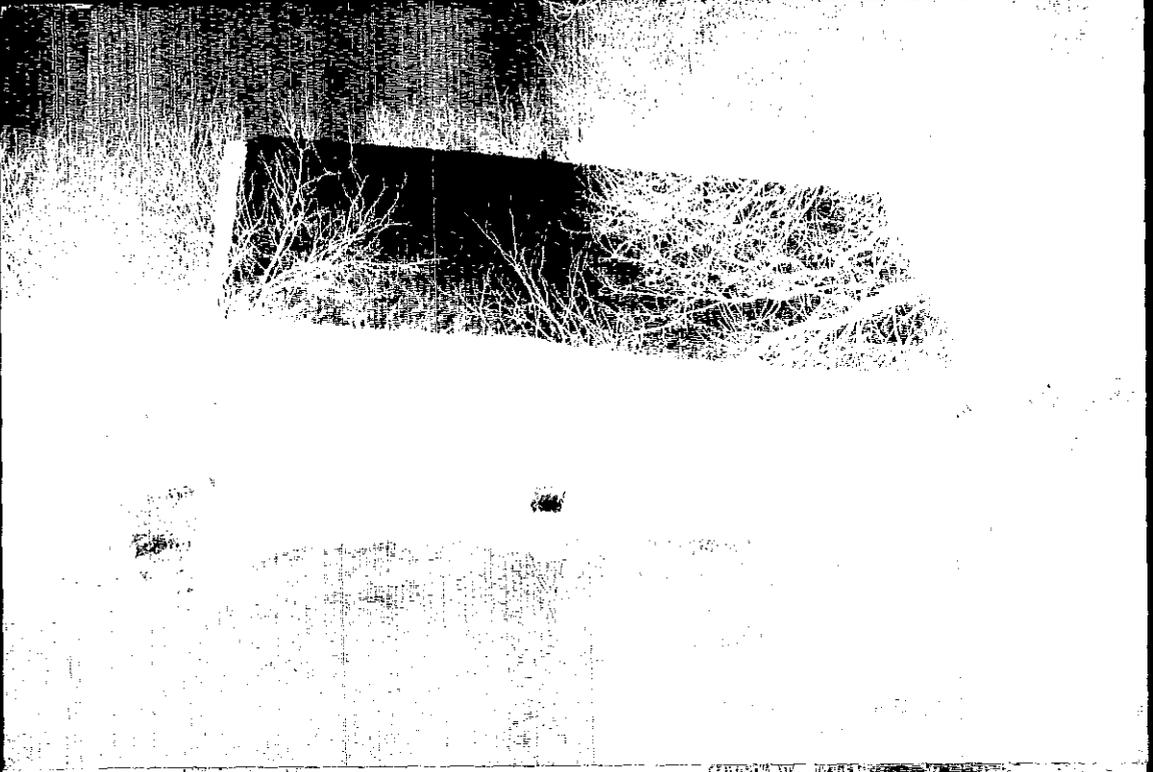
Zoning Office USE ONLY!
 reviewed by: DAN ITEM #: 268 CASE#:



North
 date: 11/5/96
 prepared by: MICHAEL ALDERMAN

Scale of Drawing: 1"= 200'





I. Complaint/Solephone Intake Report

A. Get writing complainant's address. If it same as "relation" address, then write the word "same".

B. Emergency "48 Hour" Complaints not forwarded to the inspector immediately. If ~~inspector~~ inspector is in field on or vacation, don't leave on their desk/mail slot. Call to a supervisor about how to handle the emergency (ie, call them on car phone/pager on my name other method)

II. Emergency "48 Hour" Correction Notice (average 48 hours)

A. Attempt to serve on landlord in person. If that is not possible, then serve on their property manager/agent. When landlord of agent is not available, then post on the door of landlord's residence/office and take a polaroid picture showing you posted the "48 Hour" Notice.

B. Attempt to get the signature of the landlord/agent to show proof of service. Call non-compliance after 48 hours, then take to Condemnation Notice.

III. Condemnation Notice

A. Placing the Orange Placard on the Tenant's door is not sufficient. She Tenant and Landlord must also be notified ~~immediately~~ ~~immediately~~ ~~immediately~~ ordering that the dwelling be vacated immediately and not necessary.

B. Condemnation Order should be an absolute last resort, not a first course of action. Say the 48 Hour notice route first.

IV. Agent Properties (Generally rental units)

A. Agent Properties (Generally rental units)

96-256-A



MANUSCRIPT

APPLICATION FOR PERMIT

BALTIMORE COUNTY MARYLAND DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

DATE: 12/21/87

DEA: 12/21/87

HISTORIC DISTRICT/BLD

PROPERTY ADDRESS: 1514 Burke Rd

SUITE/SPACE/FLOOR: DO NOT KNOW

SUBDIV: DO NOT KNOW

TAX ACCOUNT #: 03-671321

OWNER'S INFORMATION (LAST, FIRST): Benders, James + Debra J.R.

NAME: Benders, James + Debra J.R.

ADDR: 1514 Burke Rd, Catonsville, MD

INSPECTOR: [Signature]

PAID BY: [Signature]

PAID: \$400.00

PERMIT #: B257279

RECEIPT #: 28624

CONTROL #: [Signature]

PERMITS: [Signature]

APPLICANT INFORMATION

NAME: [Signature]

COMPANY: [Signature]

STREET: 9129 Wood Dr

CITY, ST, ZIP: [Signature]

PHONE #: 410 473 3714

MHC LICENSE #: R733

APPLICANT: [Signature]

SIGNATURE: [Signature]

TRACT: [Signature]

BLOCK: [Signature]

PLANS: CONST 2 PLOT, PLAT 0 DATA 0

TENANT: [Signature]

CONTR: [Signature]

ENGR: [Signature]

SELLER: [Signature]

DESCRIBE PROPOSED WORK: [Signature]

TYPE OF USE: [Signature]

RESIDENTIAL: [Signature]

ONE FAMILY ETC. 7.2

TWO FAMILY

THREE AND FOUR FAMILY

FIVE OR MORE FAMILY

(ENTER NO UNITS)

SWIMMING POOL

GARAGE

OTHER

TYPE OF FOUNDATION

1. SLAB

2. BLOCK

3. CONCRETE

TYPE OF CONSTRUCTION

1. MASONRY

2. WOOD FRAME

3. STRUCTURE STEEL

4. REIN. CONCRETE

CENTRAL AIR: 1. [Signature]

ESTIMATED COST: 2. [Signature]

OF MATERIALS AND LABOR

PROPOSED USE: [Signature]

EXISTING USE: [Signature]

OWNERSHIP

1. PRIVATELY OWNED

2. PUBLICLY OWNED

3. SALE

4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED

2. SEMI-DET.

3. GROUP

4. TOWNHSE

5. MIDRISE

6. MIRISE

#BED: [Signature]

#3BED: [Signature]

TOT. BED: [Signature]

TOT. APTS/CONDOS: [Signature]

CLASS: [Signature]

FIBER: [Signature]

FOLIO: [Signature]

APPROVAL SIGNATURES: [Signature]

DATE: [Signature]

BLD INSP: [Signature]

BLD PLAN: [Signature]

FIRE: [Signature]

SEDI CTL: [Signature]

ZONING: [Signature]

PUB SERV: [Signature]

ENVRMNT: [Signature]

PERMITS: [Signature]

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

RESIDENTIAL

TYPE OF HEATING FUEL

1. GAS

2. OIL

3. ELECTRICITY

4. COAL

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM

2. PRIVATE SYSTEM

EXISTS

PROPOSED

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER

2. PRIVATE SYSTEM

EXISTS

PROPOSED

SEPTIC

PRIVATE

EXISTS

PROPOSED

TYPE OF CONSTRUCTION

1. MASONRY

2. WOOD FRAME

3. STRUCTURE STEEL

4. REIN. CONCRETE

TYPE OF FOUNDATION

1. SLAB

2. BLOCK

3. CONCRETE

TYPE OF USE

1. ONE FAMILY ETC. 7.2

2. TWO FAMILY

3. THREE AND FOUR FAMILY

4. FIVE OR MORE FAMILY

5. SWIMMING POOL

6. GARAGE

7. OTHER

TYPE OF IMPROVEMENT

1. NEW BLDG CONST

2. ADDITION

3. ALTERATION

4. REPAIR

5. WRECKING

6. MOVING

7. OTHER

BOCA CODE

CODE

BUILDING 1 OF 2 FAM

INSPECTIONS

OR NOT AND WILL REQUEST ALL REQUIRED

CORRELATED WITH WHETHER HEREIN SPECIFIED

APPROPRIATE STATE REGULATIONS WILL BE

AND THAT IN DOING THIS WORK ALL PROVI-

AND KNOW THE SAME IS CORRECT AND TRUE,

I HAVE CAREFULLY READ THIS APPLICATION

INSPECTOR: [Signature]

PAID BY: [Signature]

PAID: [Signature]

FREE: [Signature]

RECEIPT #: [Signature]

CONTROL #: [Signature]

PERMIT #: [Signature]

RESIDENTIAL

TYPE OF CONSTRUCTION

1. MASONRY

2. WOOD FRAME

3. STRUCTURE STEEL

4. REIN. CONCRETE

TYPE OF FOUNDATION

1. SLAB

2. BLOCK

3. CONCRETE

TYPE OF USE

1. ONE FAMILY ETC. 7.2

2. TWO FAMILY

3. THREE AND FOUR FAMILY

4. FIVE OR MORE FAMILY

5. SWIMMING POOL

6. GARAGE

7. OTHER

TYPE OF IMPROVEMENT

1. NEW BLDG CONST

2. ADDITION

3. ALTERATION

4. REPAIR

5. WRECKING

6. MOVING

7. OTHER

BOCA CODE

CODE

BUILDING 1 OF 2 FAM

INSPECTIONS

OR NOT AND WILL REQUEST ALL REQUIRED

CORRELATED WITH WHETHER HEREIN SPECIFIED

APPROPRIATE STATE REGULATIONS WILL BE

AND THAT IN DOING THIS WORK ALL PROVI-

AND KNOW THE SAME IS CORRECT AND TRUE,

I HAVE CAREFULLY READ THIS APPLICATION

INSPECTOR: [Signature]

PAID BY: [Signature]

PAID: [Signature]

FREE: [Signature]

RECEIPT #: [Signature]

CONTROL #: [Signature]

PERMIT #: [Signature]

RESIDENTIAL

TYPE OF CONSTRUCTION

1. MASONRY

2. WOOD FRAME

3. STRUCTURE STEEL

4. REIN. CONCRETE

TYPE OF FOUNDATION

1. SLAB

2. BLOCK

3. CONCRETE

TYPE OF USE

1. ONE FAMILY ETC. 7.2

2. TWO FAMILY

3. THREE AND FOUR FAMILY

4. FIVE OR MORE FAMILY

5. SWIMMING POOL

6. GARAGE

7. OTHER

TYPE OF IMPROVEMENT

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6. GARAGE

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TYPE OF IMPROVEMENT

1. NEW BLDG CONST

2. ADDITION

3. ALTERATION

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 NE/S Happy Hollow Road, 536' NW * DEPUTY ZONING COMMISSIONER
 of the c/l of Hillside Court (12334 Happy Hollow Road) * OF BALTIMORE COUNTY
 8th Election District * Case No. 96-256-A
 3rd Councilmanic District *
 Raleigh Brent, et ux
 Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 12334 Happy Hollow Road, located in the vicinity of Padonia Road in Cockeysville. The Petition was filed by the owners of the property, Raleigh and Gillian Brent. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing accessory structures to be located in the front and side yards in lieu of the required rear yard and to permit an existing barn with a height of 21 feet, more or less, in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

al welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of February, 1996 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit existing accessory structures to be located in the front and side yards in lieu of the required rear yard and to permit an existing barn with a height of 21 feet, more or less, in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that a thirty (30) day appeal period runs from the date of this Order. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 2/12/96
 By [Signature]



Baltimore County
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112, Courthouse
 400 Washington Avenue
 Towson, Maryland 21204
 (410) 887-4386

February 12, 1996

Mr. & Mrs. Raleigh Brent
 110 Edgevale Road
 Baltimore, Maryland 21210

RE: PETITION FOR ADMINISTRATIVE VARIANCE
 NE/S Happy Hollow Road, 536' NW of the c/l of Hillside Court
 (12334 Happy Hollow Road)
 8th Election District - 3rd Councilmanic District
 Raleigh Brent, et ux - Petitioners
 Case No. 96-256-A

Dear Mr. & Mrs. Brent:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: People's Counsel

file



Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 12334 Happy Hollow Road
 which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 B.C.Z.R. TO PERMIT EXISTING ACCESSORY STRUCTURES LOCATED IN THE FRONT & SIDE YARDS IN LIEU OF THE REAR YARD TO PERMIT A BARN (BARN ON PLAN) WITH A HEIGHT OF 21 FEET, MORE OR LESS, IN LIEU OF THE REQUIRED 15 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The existing outbuildings have existed on the property since it was a farm. I have owned the property for a long period of time and find that it would take a sum of money beyond my means to have these outbuildings removed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Attorney for Petitioner: _____
 (Type or Print Name)
 Signature: _____
 Address: _____ Phone No.: _____
 City: _____ State: _____ Zip Code: _____

Raleigh Brent
 Raleigh Brent
 Signature
 Gillian M. Brent
 Gillian M. Brent
 Signature
 110 Edgevale Rd. 323-3821
 Address Phone No.
 Baltimore MD 21210
 City State Zip Code
 Name, Address and phone number of representative to be contacted:
 Michael R. Alderman
 11835 Sherbourne Rd. 21093
 Address Phone No.
 Towson, MD 21286
 City State Zip Code

ORDER RECEIVED FOR FILING
 Date 2/12/96
 By [Signature]

A Public Hearing has been requested and/or found to be required. It is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be set for a public hearing, conducted in accordance with the Zoning Regulations of Baltimore County, Inc., and two newspaper copies of general circulation throughout Baltimore County, and that the property be reported.

Printed with Soybean Ink on Recycled Paper
 ESTIMATED POSTING DATE: 1-11-96
 DATE: 1-21-96
 ITEM #: 268

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
 That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 110 Edgevale Road
 Baltimore MD 21210
 City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate name(s) or practical difficulty)

The property known as 12334 Happy Hollow Road used to be part of a farm. The existing outbuildings have existed on the property since it was a farm. I have owned the property for a long period of time and find that it would take a sum of money beyond my means to have these outbuildings removed.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raleigh Brent
 Raleigh Brent
 Signature
 Gillian M. Brent
 Gillian M. Brent
 Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
 I HEREBY CERTIFY, this 12th day of January, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raleigh Brent & Gillian M. Brent his wife
 the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
 [Signature]
 My Commission Expires: 12/14/96

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

ZONING DESCRIPTION 96-256-A
 BRENT PROPERTY
 8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the area at a point on the northeast side of a 33-foot private right-of-way, said point being North 75 degrees West 285 feet from the centerline intersection of said 33-foot right-of-way and Happy Hollow road, 50 feet wide; thence

1. South 88 degrees 33 minutes 25 seconds East 79.27 feet; thence
2. South 24 degrees 08 minutes 06 seconds West 681.28 feet; thence
3. North 71 degrees 27 minutes 57 seconds West 596.65 feet; thence
4. North 18 degrees 32 minutes 08 seconds East 854.78 feet; thence
5. South 71 degrees 27 minutes 54 seconds East 599.18 feet to the point of beginning.

CONTAINING 9.501 acres of land, more or less.

William Duvall
 W. DUVALL & ASSOCIATES, INC.
 1-10-96

268

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2A Date of Posting: 1/12/96
 Posted for: Variance
 Petitioner: Raleigh & Gillian Brent
 Location of property: 12334 Happy Hollow Rd.
 Location of Sign: Brent Property being zoned
 Remarks:
 Posted by: [Signature] Date of return: 1/12/96
 Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 013675
 DATE 1-11-96 ACCOUNT 96-256-A
 AMOUNT \$ 85.00
 RECEIVED FROM: RALEIGH BRENT 12334 Happy Hollow Rd.
 Admin. V. (100) 50.00
 POSTING (100) 35.00
 BALANCE 85.00



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 268 Petitioner: RALEIGH BRENT
 Location: 12334 Happy Hollow Rd.
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: MICHAEL R. ALDERMAN
 ADDRESS: 11835 SHERBOURNE ROAD
 TOWSON, MARYLAND 21093
 PHONE NUMBER: 252-2992

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 19, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-256-A (Item 268)
12334 Happy Hollow Road
W/S Happy Hollow Road, 536 +/- N of c/l Hillside Court
8th Election District - 3rd Councilmanic
Legal Owner: Raleigh Brent and Gillian M. Brent

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reforward regarding the administrative process.

1) Your property will be posted on or before January 21, 1996. The closing date (February 5, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Raleigh and Gillian Brent



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 29, 1996

Raleigh Brent
Gillian M. Brent
110 Edgewale Road
Baltimore, MD 21210

RE: Item No.: 268
Case No.: 96-256-A
Petitioner: R. Brent, et al

Dear Mr. Brent:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 11, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
January 25, 1996

FROM: J. Lawrence Pilsony, P.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #268 - Brent Property
12334 Happy Hollow Road
Zoning Advisory Committee Meeting of January 22, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

As per perc approval letter dated 10/27/95, a well must be drilled on Lot 3 to replace the spring supply for the existing house prior to subdivision approval.

JLP:SF:sp

BRENT/DEPRM/TXTSBBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: January 25, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item No. 268

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Pat Keller*

PK/JL

ITEM268/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 268 (JCM)

DATE: 01/25/96

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 22, 1996.

Item No.: SEE BELOW Zoning Agenda:

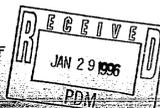
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 266, 267, 268 AND 269. J

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 11, 1996

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #268
12334 Happy Hollow Road

Applicant will submit pictures within 5 days of 1/11/96.
Applicant to submit aerial.
This variance is for "Brent Property", a minor subdivision.

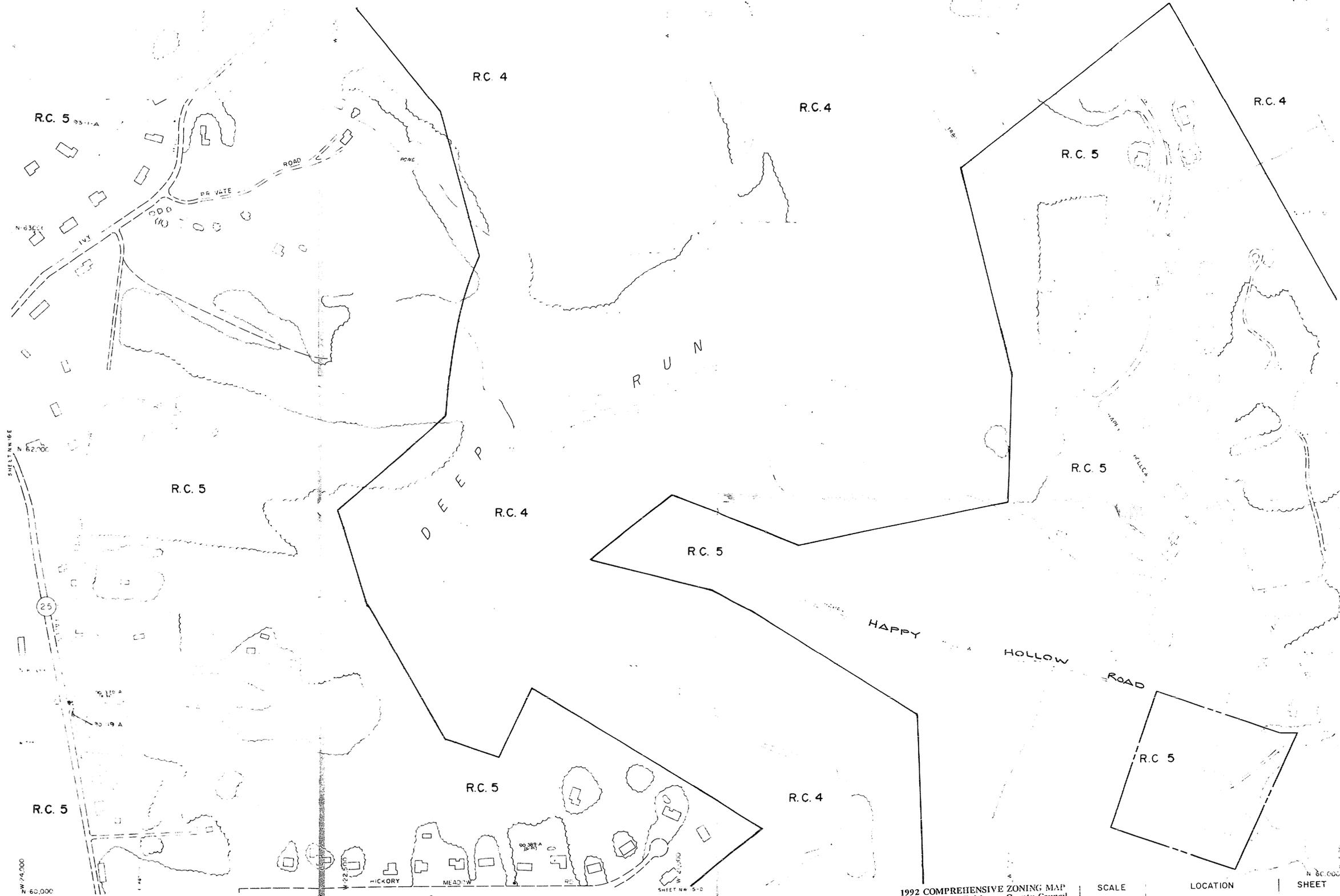
JCM:scj

My telephone number is _____

Maryland Relay Service for the Hearing or Speech
1-800-336-3036, 1-800-336-3037, 1-800-336-3038

Mailing Address: P.O. Box 277, Baltimore, MD 21201

Street Address: 717 N. Calhoun Street, Baltimore, MD 21201



1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 OCT. 15, 1992

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

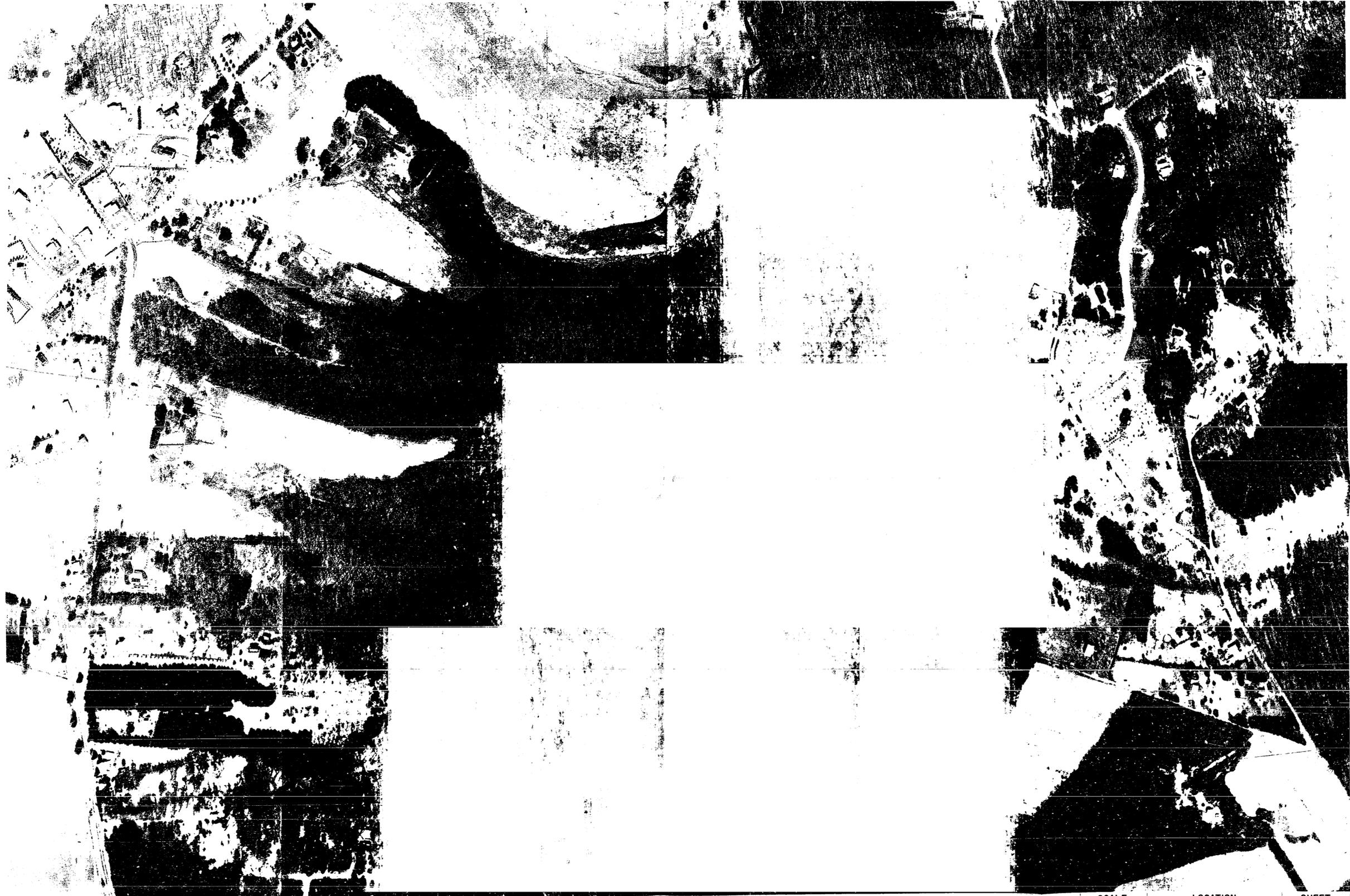
Map Nos. 103-92, 104-92, 105-92, 106-92, 107-92, 108-92, 109-92

William H. ...
 Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	DEEP RUN	NW
DATE		

96-256-A

26



96-256-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE 1" = 200' ±	LOCATION DEEP RUN	SHEET N.W. 16-D
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED